

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: 10/26/21	
FROM:	PDR Board
TODAY'S DATE:	
AGENDA TITLE:	PDR PROJECT 200 – FUNDING APPROVAL –
CHECK ONE THAT APPLIES TO YOUR ITEM:	
<input checked="" type="checkbox"/> ACTION ITEM	
<input type="checkbox"/> DIRECTION	
<input type="checkbox"/> INFORMATION	
I. DESCRIBE THE REQUEST OR ISSUE:	
The PDR Board met on October 6, 2021 to review documentation presented related to projects 200.	
<u>FISCAL IMPACTS:</u>	
amount: \$450,000, with up to \$30,000 transaction costs	
II. RECOMMENDED ACTION:	
Consideration to: approve the funding of PDR project 200, in the amount of \$450,000 towards the purchase of the conservation easement and up to \$30,000 for reimbursement of transaction costs; and authorization to sign the Agreement Concerning Conservation Easement between Routt County and Colorado Cattlemen's Ag Land Trust (CCALT).	
III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):	
PROPOSED REVENUE: n/a	
PROPOSED EXPENDITURE: \$480,000	
FUNDING SOURCE: Open Space – PDR Fund	
IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):	
V. BACKGROUND INFORMATION:	

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The Routt County Purchase of Development Rights (PDR) Citizen’s Advisory Board met on October 6, 2021 to review Tier II documents for Project #200- Flying Horse Ranch. The PDR Board recommends approval of Tier II funding in the amount of \$450,000 going towards the purchase of the Conservation Easement and up to \$30,000 for reimbursement of transaction costs.

The final Conservation Easement was valued at \$900,000. The PDR program will be contributing \$450,000 (50%) to the conservation easement purchase, and the landowners will contribute the remainder. CCALT is contributing \$20,000 towards transaction costs, and will also apply for \$9,000 in transaction cost support from the Colorado Parks and Wildlife Habitat Partnership Program in July and \$15,000 in transaction cost support from Keep It Colorado's Transaction Cost Assistance Program during the fall funding round. The PDR Board is pleased to see this project move towards completion and highly commends the landowners’ dedication to planning for the future.

The 321-acre property sits along the western edge of the Routt National Forest south of Stagecoach State Park and has been in the Dequine Family since 1967. Over the years the property has supported hunting, fishing, sheep, cattle, horse events, and hay production. If you were lucky, you may have attended the Kids Cavalry riding camp hosted each summer on the Ranch. Kids Cavalry was an all-girls riding camp where campers spent their days riding through the National Forest and camped in teepees alongside the property’s 7.5-acre pond. Today, the Flying Horse Ranch supports the production of high-quality horse hay, a small flock of sheep, and board for the neighborhood’s horses. The sheep raised on the Property are processed locally for the Antlers restaurant in Yampa, CO which is owned by members of the third generation of the Dequine Family.

Routt County Resolution 2005-072 – which amended Routt County Resolution 96-059 for the funding of a Routt County Purchase of Development Rights program with the following purpose stated for the 2005 Resolution: “shall Routt County taxes be increased up to \$1,250,000 annually . . . to be used solely for the preservation of natural areas, including lands that preserve water quality, wildlife habitat, working ranches and scenic landscapes and vistas, from a 1.5 mill property tax levy . . .” Not only does conservation of the Flying Horse Ranch hold agricultural and recreational value but it will maintain area wildlife habitat and natural resource health.

VI. LEGAL ISSUES:

All documentation has been reviewed by the County Attorney’s Office. No outstanding items.

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

VIII. SUMMARY AND OTHER OPTIONS: